

Panera Bread
Amended Conditions of Approval
January 22, 2018

Staff recommends that City Council approve the site plan for a 4,500 square foot, one-story restaurant with drive through facilities plans prepared by CEI Engineering Associates, Inc. dated revised 11/30/17, subject to the following conditions:

Building:

1. The building is required to have an automatic fire extinguishing system.
2. Building plans must be prepared and signed by design professionals licensed in the State of Minnesota.
3. Sanitary and storm sewer service must comply with Minnesota State Plumbing Code (see Table 701.1).
4. Detailed occupancy related requirements will be addressed when complete building plans are submitted.
5. The owner and or their representative shall meet with the Inspections Division as soon as possible to discuss plan review and permit procedures.

Engineering:

1. The plans shall be signed and sealed by a Professional Engineer licensed in the State of Minnesota prior to recording the site plan agreement.
2. Provide perimeter drainage and utility easements were none exist concurrent with recording the site plan agreement.
3. The applicant must move any feature out from within the City's drainage and utility easement, including both bioretention basins or the applicant must enter into an encroachment agreement with the City after, but concurrent to the site plan agreement.
4. An additional drainage and utility easement shall be recorded over the two bioretention basins concurrent with recording the site plan agreement.
5. Soil boring locations shall be shown on the grading plan prior to site grading.
6. Indicate finished floor elevation of the adjacent parcel to the east prior to site grading.
7. Provide existing and proposed elevations at each lot corner, top of curb or centerline of the roadway at each lot line extension, center of the proposed driveway at the curbline, and indicate the proposed driveway grade prior to site grading.
8. Indicate information to verify the lowest building opening is a minimum of 1-foot above the emergency overflow elevation of the bioretention basins prior to site grading.
9. Identify soil stockpile areas intended within the site limits prior to site grading.
10. Address review comments identified in the attached letter from MnDOT prior to site grading.
11. Provide Limited Use Permit (LUP) for the public sidewalk connection prior to recording the site plan agreement.
12. Applicant shall utilize the City's standard detail for the sidewalk connection prior to site grading.

13. Staff has requested further traffic analysis to include the Market Blvd intersection prior to review for City Council consideration.
14. The applicant's engineer shall also examine ways to mitigate the queueing and decreased LOS at the W 79th Street & Great Plain Blvd intersection prior to review for City Council consideration.
15. The applicant's engineer shall verify whether an adequate sight line is provided for vehicles exiting the site access prior to review for City Council consideration.
16. Prior to review for City Council consideration, the traffic analysis report shall further discuss recommendations for the timing of improvements to the W 79th St & Great Plains Blvd intersection. The recommended $\frac{3}{4}$ intersection shall include a figure in the Appendix showing the proposed design. Further commentary shall be included related to its operation.
17. Plans shall show the current City detail plates and indicate all of the most up-to-date plates shall be used when the project under construction.
18. The storm sewer piping shall be included on the utility plan prior to recording the site plan agreement.
19. Plan shall include the bioretention basin details with elevations prior to site grading.
20. Recommend applicant review the design for the on-site hydrant. From a long term perspective, the hydrant should be fed by the water service to the parcel it serves. Coordinate with the adjacent property owner to abandon un-necessary water pipe. Otherwise, a maintenance agreement between the two parcels shall be filed to define future maintenance responsibilities and other important business protection aspects prior to site grading.
21. Utility plan indicates 0.87% for the sanitary sewer grade. Revise plan to increase grade to a minimum of 1% prior to site grading.
22. Sanitary sewer service shall be routed the nearest sanitary manhole to facilitate sewer cleaning due to the zoning classification and proposed property use. Prior to site grading, revise the plan to show the existing sanitary service connection to the main shall be abandoned. A short liner shall be used in the sanitary main and the pipe shall be filled with flowable fill or non-shrink grout to the property line. The line shall be capped at the property line.
23. Staff recommends C900 PVC water main pipe material be considered.
24. Recommend testing requirements for the utility piping be considered with the utility design. Install a new gate valve at the property line where the new water service piping ties into the existing service piping.
25. Provide details on the plans for the grease trap prior to site grading.
26. Demolition plan shall include removal of existing service piping to the connection locations prior to site grading.
27. The applicant shall coordinate with City staff prior to removal or construction of the services regarding inspection and traffic control on W 79th Street prior to site grading.
28. Once construction is complete, the applicant shall retain ownership of the proposed sanitary service, water service and hydrant constructed on this property. Recommend applicant consider flushing of the water service piping when selecting the location for the hydrant.
29. The applicant shall follow the accessibility code for the construction as well as all applicable State and Federal laws.

30. The applicant shall obtain permits from all applicable agencies which may include, but is not limited to the MPCA, MnDOT, Riley Purgatory Bluff Creek Watershed District, ect.

Environmental Resources:

1. The applicant shall revise the landscape plan to accommodate more of the required bufferyard trees in the south buffer yard area.
2. The interior width of all landscape islands and peninsulas containing trees must be a minimum of 10 feet. The east island shall be enlarged to a minimum interior width of 10 feet.
3. Any existing trees scheduled to be preserved that are lost due to construction activities shall be replaced.
4. The Colorado spruce listed in the Plant Schedule shall be replaced with Black Hills spruce.
5. Existing ash trees that are preserved must be treated for EAB, as approved by the city. Failure to treat the trees, resulting in their death, will require replacement trees to be planted.

Planning:

1. The applicant shall enter into a site plan agreement with the city and provide the necessary security to guarantee erosion control, site restoration and landscaping.
2. A copy of the cross access/parking agreement shall be submitted to the city.
3. Wall lighting and the trash enclosure lighting shall comply with city code.
4. The proposed monument sign shall be relocated on the site to comply with city code.
5. Signage shall comply with city code and requires separate sign permits for each sign.
6. Bike racks shall be incorporated on site near the access sidewalk from Highway 5.
7. ~~The building elevations shall be revised to incorporate additional window openings in the bare expanses of the north, west and south walls.~~
8. ~~The applicant is proposing two color bricks for the building material: tan and brown. The soldier course of brick above the doors and windows shall incorporate the darker colored brick to accent the windows.~~
9. ~~Brick veneer may not be painted. EIFS may only be used as an accent material and may not cover more than 15 percent of the wall area provided that it is the Outsulation system with hydroponic coating, or equivalents, installed with proprietary reinforcing meshes a minimum of six feet above grade.~~
10. ~~Additional rooftop treatments shall be provided above the building entrance. The entrance canopies and patio enclosure shall be painted a contrasting color to the bronze windows and doors.~~
11. ~~Final architectural details shall be revised and approved prior to City Council review.~~

Water Resources:

1. Six inches of topsoil is required and will be verified by city staff. In grading notes on page C3 it states 4 inches.
2. Topsoil needs to be specified.

3. Sequencing of Construction identifies no. 5 as to construct the temporary sedimentation and sediment trap, but nowhere in the grading plan is it identified. Plans should identify the bio-filtration basins be graded to be used as temporary sediment basin, along with temporary outlets to allow stormwater to be pumped and drained too, during construction of the site.
4. A design and planting plan approved by the Water Resources Coordinator is required for this high visibility location. Seed mix is insufficient for these vegetated basins. You must use species native to the ecoregion.
5. Sock should be eliminated from drain tile. Buckshot and or pea rock to surround underdrain pipe.
6. Underdrain tile needs to be identified. Should be a HDPE Corrugated perforated plastic tile. SCH 35, 40 PVC pipe is not allowed for underdrain.
7. Tile in bio-filtration basin needs to be placed on a minimum grade of 0.5 percent.
8. Plan details need to show a profile of the bio-retention basin with the grade of the tile placement.
9. All quantities of materials to be used, and specifications need to be identified on plan sheet for contractor to bid and to construct.
10. Mixed D soil may not be used. We only use 75 percent washed sand and 25 percent leafy compost.
11. Bio-filtration basin should be identified in sequencing that it should not be completed until all surrounding watershed to basins are stabilized.
12. City staff to be called, and be on site when contractor is installing bio-filtration basin to make sure the existing subsoil is scarified 18 inches below surface in bio-filtration basin
13. Contractor to have written statement as part of the pre-construction meeting, the means and method of how they plan to scarify and protect the subsurface from compaction in the bio-retention basin.
14. An approved operation and maintenance plan is required for all stormwater treatment devices. Including contact information for person(s) responsible for maintenance as well as person(s) performing onsite inspection and maintenance duties. The city must approve operation and maintenance plans prior to permits being issued.
15. The city will hold the security on the project until vegetation is well established and the planting is free of weeds. This may take a few growing seasons to achieve.
16. An additional drainage and utility easement shall be recorded over the drainage basins located west and south of the parking lot.